

**Minutes**

City of Soledad Joint  
City Council/Successor Agency  
Regular Meeting

**June 03, 2020**

**CALL TO ORDER**

Mayor Ledesma called the City Council/Successor Agency Meeting to order at 5:30 p.m.

**ROLL CALL**

The Following Councilmembers/Agencymembers were present when the meeting was called to order:

Mayor/Chair	Fred Ledesma
Mayor Pro Tem/Vice Chair	Alejandro Chavez
Councilmember/Agencymember	Marisela Lara
Councilmember/Agencymember	Anna Velazquez
Councilmember/Agencymember	Carla Strobridge Stewart (Arrived at 5:35 p.m.)

**THE FOLLOWING COUNCILMEMBER WAS ABSENT**

- None

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

- None

**MEETING RECESS FOR CLOSED SESSION**

- 5:32 p.m.

**MEETING RECONVENED**

- 6:02 p.m.

### **CLOSED SESSION ITEMS**

1. The City Council of the City of Soledad will recess to closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6. The employee group is the Executive Management employees.
2. The City Council will recess to Closed Session to consider personnel matters pursuant to Government Code Section 54957(B)(1)- City Manager Evaluation

### **CLOSED SESSION REPORTS**

City Attorney Michael Rodriguez reported that Council was not able to finish discussing closed session item #2. The item will need to be further discussed at the duration of the regular meeting.

1. City Attorney Michael Rodriguez reported with respect to item no. 1, the council provided direction with respect to labor relations matters. No other reportable action taken.

**PLEDGE OF ALLEGIANCE** was led by Carla Strobridge Stewart

### **ADDITIONS/MODIFICATIONS TO THE AGENDA**

- None

### **PUBLIC COMMENT**

- Francs Bengtson has two comments.
  1. Ms. Bengtson made comment in support of the Solidarity in the community of Soledad. She would like to encourage the City Council of Soledad to create a Citizens Review Committee. She would like the officers and the community to be accountable. The Soledad officers have always been very professional, and she hopes they will look forward to trainings that will make them better at a career they are already doing a great job at. She encourages the community of Soledad to complete the census and vote.
  2. Regarding the Soledad pool, it is still not approved to be open. She is hoping the pool can be open soon while still staying safe and abiding by the rules.

### **MAYOR'S REPORT**

Mayor Ledesma thanked Councilmember Strobridge Stewart and Mayor Pro Tem Chavez for putting up the free food pantries. He also thanked Councilmember Strobridge Stewart's father for building the pantries.

He also thanked Councilmember Velazquez for the work that she has done with the food bank.

### **COUNCILMEMBER'S ANNOUNCEMENTS AND REPORTS**

Mayor Pro Tem Chavez reported that he attended a TAMC Rail Policy meeting on 06/01.

Councilmember Strobridge Stewart reported that she participated in an Inclusionary Housing Sub Committee meeting. She also announced that South County Animal Rescue has established 6 pet food pantry locations and have assisted over 300 families with providing food for their pets.

Councilmember Velazquez reported that she has been attending Zoom meetings a Monterey-Salinas Transit. They are very focused on having mobile Wi-Fi buses, three of those buses are located in Soledad. She also reported that she participated in the Monterey Bay Community Power meeting on 06/03. She also reported that she received information regarding the School and Community First Initiative; she will submit this information to Acting City Manager Slama and to the Council.

Councilmember Lara reported that she attended the AMBAG meeting 05/13 via Zoom. She is requesting to be the representative for the City of Soledad since there is no representative right now. On 05/21 she attended the Salinas Valley Solid Waste Authority meeting via Zoom and would like to praise Frank Ledesma Elementary school for earning the Wally-Waste-Not Award for their commitment to a clean and green environment.

### **CITY MANAGER'S REPORT**

Acting City Manager Brent Slama presented a written report.

- City Hall and the Police Department offices will be closed on 06/15. CalFire and Public Works would go through their normal day.
- There will be a Black Lives Matter peaceful protest taking place on 06/06.

## **YOUTH COUNCIL REPORT**

- None

## **CONSENT CALENDAR**

**Motion:** Councilmember Strobridge Stewart made comment on item C-5. She would like to have something similar to the Water System Consumer Confidence Report layout to represent the Measure Y dollars and how that money is being spent.

Councilmember Velazquez made a motion to approve items C-1 through C-6. Motion was seconded by Councilmember Strobridge Stewart and carried by unanimous vote:

### **Action:**

Ayes: Velazquez, Strobridge Stewart, Lara, Chavez, and Ledesma  
Noes: None  
Abstain: None  
Absent: None

### **C-1. Approval of Minutes**

- a. Joint City Council/Successor Agency Regular Meeting Minutes of May 06, 2020.
- b. Joint City Council/Successor Agency Special Meeting Minutes of May 19, 2020.
- c. Joint City Council/Successor Agency Regular Meeting Minutes of May 20, 2020.

### **C-2. Approval of Warrants**

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- C-3. Resolution No. 5585, A Resolution of the City Council of the City of Soledad Approving Garbage Collection and Disposal Rates for Fiscal Year 2020-2021, with an Effective Date of July 1, 2020.

- C-4. Approval of an Amendment to the Memorandum of Understanding Between the City of Soledad and the Don Chapin Company Relating to the Development of Los Coches Adobe Property.
  
- C-5. Accept by Minute Motion the 2018 Water System Consumer Confidence Report.
  
- C-6. Receive and Accept City of Soledad Monthly Department Activity Reports

**PUBLIC HEARING**

- None

**BUSINESS**

- B-1. Resolution No. 5586, A Joint Resolution of the City Council of the City of Soledad and the Successor Agency of the City of Soledad Redevelopment Agency Approving Interim Funding for Fiscal Year 2020-21

Finance Director Mike Howard presented the staff report.

Councilmember Velazquez asked when will the actual sales tax deficit be known.

Finance Director Mike Howard presented said there is a six-month lag in finding out the actual impact. The start of the impact will start to be seen in June.

**Motion:** Mayor Ledesma made a motion to approve Resolution No. 5586. Motion was seconded by Councilmember Lara and carried by unanimous vote:

**Action:**

Ayes: Ledesma, Lara, Strobridge Stewart, Velazquez and Chavez  
Noes: None  
Abstain: None  
Absent: None

- B-2. Review and Consider the Measure Y Citizen Oversight Committee's Recommendation to the City Council for the Allocation of FY 2020-2021 Measure Y Funds.

Finance Director Mike Howard presented the Staff Report.

Councilmember Strobridge Stewart asked Police Chief Wasson to speak about the drones listed; if the City had drones in the last year, how many times would those drones have been used, and asked the same question regarding the thermal imaging camera.

Chief Wasson said the closest drones in the County of Monterey are located at MPC and if needed, would take four hours to get set up in Soledad to be able to use. The last time the thermal imaging camera was needed, CalFire Arson Investigator showed up to the scene and allowed the Soledad Police Department to use their hand-held thermal imaging camera device.

Councilmember Strobridge Stewart asked Acting City Manager Slama if the City can ask CalFire to provide the thermal imaging camera.

Acting City Manager Slama said that generally the Measure Y request are property or capital items that would be specific to the outside of the contract, specific to the City. In the past we have done other miscellaneous equipment, it has been one-time capital items that belong to the City. Whether or not that can be included will need to be a discussion between the City and CalFire when it is contract time.

Councilmember Strobridge Stewart feels like it is very irresponsible to the City to continue using the Crown Victoria vehicles from the inventory. She is hoping that staff would reach out to Heroes of Monterey County to see if they would be willing to provide the funding for the K-9 conversion kits or a drone, or both.

Councilmember Lara asked a question in regards the funding that the City wants to put forth for businesses; is that the same thing as item B-4. And will the person be part time? Regarding the rental assistance; will that be for anyone or will there be a criteria?

Acting City Manager Brent Slama said that the funding for item B-4 would be coming from a CDBG account which is a separate money, not general fund. The person that would be hired would be a part time temporary employee. Regarding the rental assistance program is something that is not established and there has been no discussion regarding what people would be eligible for the rental assistance.

Measure Y Citizens Oversight Committee Chair Alexis Magdaleno said that the intention behind the idea was to support all individuals who need support during these times. There was no further discussion about the criteria.

Councilmember Lara would like to make sure that if this idea does move forward there should be a clear criteria.

Mayor Pro Tem Chavez said that is there a minimum and maximum for rental assistance; there are probably other programs in the County that Soledad could copy. Soledad should look at other programs that are doing the same thing.

Councilmember Velazquez asked questions regarding the computer upgrades; are the servers and the computer upgrades from the same pot of money? Does Soledad have a computer replacement plan that can be followed when it is known that computers are coming to end of life.

Finance Director Mike Howard said that the City does have a computer replacement program so that computers can be replaced in a rotating basis as opposed to all at the same time. The \$55,000 is a one-time expenditure for some servers that are approaching end of life and replacing them before they fail.

Councilmember Velazquez said that the City should look at the partnership with Hartnell College and the Five Cities for Peace; how can Soledad work with them to look at providing assistance to Soledad's businesses in terms of giving them the information they need to be able to reopen. Her recommendation would be to reallocate the money into the Rental Assistance program so that could be a bigger budget. The City should look at how that money goes to the people in need. How can we partner or contract with another program that can be specific to the Soledad residents.

Attorney Mike Rodriguez said that Covid-19 related expenses should be able to be recovered and directed back to Measure Y for future use.

Mayor Fred Ledesma thanked the Measure Y Committee for their recommendations. There are a lot of duplicate service that a coordinator could direct people to. Soledad is not a charity. Rental assistance should be left to church and charity first and then if they can not help then maybe the City can step in. The City of Soledad really needs a coordinator that can do this.

Measure Y Citizens Oversight Committee member Mr. Richard Perez said that when Measure Y was first formed, it was to help the City out of a bind. Rental assistance is worthy cause, but assistance should be to help all the citizens not just a few. There are other agencies out there for rental assistance. Business are getting help now through the State. The money set aside for rental assistance and business assistance should be set aside for the K-9 conversion kits that are needed

Resident of Soledad Christina Hernandez said she supports funds being allocated for residents of Soledad that have been impacted by the pandemic.

City Attorney Mike Rodriguez said there should be a motion on this item.

Councilmember Velazquez recommends that the City take the \$12,150 from the business assistance component and add it into the rental assistance program.

Mayor Ledesma disagrees with Councilmember Velazquez. Without merchants there is no money. Without income from the merchants, none of these tax dollars would even be available. People should first be directed to church charities first.

Councilmember Lara would like to approve everything except the rental assistance and the business assistance and move those items to a different discussion.

Councilmember Strobridge Stewart would also like to move the two items to a different date and discussion.

Mayor Pro Tem Chavez said that if the business don't need the business assistance because there are other organizations in the county and community that is getting the businesses the help they need, then there is no need to use the money for that.

Attorney Mike Rodriguez said there is nothing wrong with taking action and accepting the recommendation with the caveat that the Council will come back to the subject to look over it over further.

**Motion:** Mayor Ledesma made a motion to approve Measure Y Citizen Oversight Committee's Recommendation to the City Council for the Allocation of FY 2020-2021 Measure Y Funds with an amendment for the Rental Assistance and Business Covid-19 related funds to be further reviewed by City Council. Motion was seconded by Mayor Pro Tem Chavez and carried by unanimous vote:

**Action:**

Ayes: Ledesma, Chavez, Lara, Strobridge Stewart and Velazquez  
Noes: None  
Abstain: None  
Absent: None

B-3. Review of City Response and Expenditures to Address Impacts Related to Covid-19.

**Council Action:**

No action was taken.  
Information was received by the City Council.

B-4. Resolution No. 5587, A Resolution of the City Council of the City of Soledad Approving a COVID-19 Emergency Business Assistance Bridge Loan Program and Authorizing the Acting City Manager to Execute Amendment #1 to the Agreement with Consultant Angel Johnstone for the implementation and Administration of the City's Program.

Acting City Manager Brent Slama presented the staff report.

Councilmember Velazquez recommends that the Contract be for 3 years instead of 5 years and she would also like the contract to be a new contract instead of an amended contract. The information should also be in English and Spanish and the scope of work should include resources for our local businesses. Also, add language to the contract to connect businesses to other local resources such as free based services for one on one coaching to support understanding of State/County criteria such as the Monterey Business Council, SBDC and others who offer webinars in Spanish etc.

**Motion:** Mayor Pro Tem Chavez made a motion to approve Resolution No. 5587 with the changes made that Councilmember Velazquez suggested. Motion was seconded by Councilmember Strobridge Stewart and carried by unanimous vote:

**Action:**

Ayes: Chavez, Strobridge Stewart, Lara, Velazquez, and Ledesma

Noes: None

Abstain: None

Absent: None

B-5. Consideration of Appointments to the Community Center Committee.

Acting City Manager Brent Slama presented the staff report. At this point there are six responses.

Councilmember Velazquez said suggested having a representative from Alliance on Aging.

Mayor Ledesma would like the Council to strongly consider the future of the Community Center.

The Council suggests that the staff continue to wait for more applications.

Councilmember Lara suggest that the item also be placed on the social media.

Councilmember Strobridge Stewart suggest that the item should also be placed in the upcoming utility bill.

**Council Action:**

No other action was taken.

Information was received by the City Council.

- B-6. Discussion regarding Affordable Housing Requirements for a Proposed High-Density Residential Project Located at Orchard Lane Near the Future Park and Hartnell College Site.

Acting City Manager Brent Slama said the applicant was not in the Zoom meeting.

This item has been continued to a future meeting.

- B-7. Resolution No's. 5588, 5589, 5590, 5591 & 5592, Resolutions of the City Council of the City of Soledad Approving Preliminary Annual Engineer's Reports and Declaring the City's Intention to Levy and Collect Annual Assessments for Various Districts for Fiscal Year 2020/2021 and setting a Time and Place for Public Hearing.

Managing Director of Taussig & Associates Nathan Perez presented the staff report.

Councilmember Velazquez asked if the percentage increases on Funds 649 and 651 can be lowered and still meet the threshold that is necessary and is there a more strategic process to be able to build up the reserves in better times, so that these types of numbers are not seen by these districts.

Mr. Perez said that with respect to what the City's options are it could reduce funds 649 and 651 to only have CPI increases instead of what Taussig & Associates has recommended which would cost \$75,000 to reduce those two districts back down to the CPI. This is something that can be implemented very easily.

Councilmember Velazquez would like to know what the repercussions will be for next year if this is done.

Mr. Perez said that he can send information out with further information.

Finance Director Mike Howard said that he is agreeing with Councilmember Velazquez in her saying was not necessarily moving the assessment all the way down to 3% but doing it slowly overtime. Instead of doing 10% all at one time, maybe this year the City does 5% and next year the City does 5% and bring it back up and still maintain fiscal responsibility.

Councilmember Velazquez agreed with Finance Director Mike Howard.

Managing Director of Taussig & Associates Nathan Perez said he will work further with the Public Works Director and the Finance Director and come up with a new strategy for the two districts.

Mayor Pro Tem Chavez will step out of the Zoom meeting for Resolution's 5588 and 5589.

Councilmember Lara will step out of the Zoom meeting for Resolution's 5590, 5591, and 5592.

**Motion:** Councilmember Strobridge Stewart made a motion to approve Resolution No. 5588 and 5589 with a modification to reflect the 5% increase as opposed to the original amount identified in the staff report. Motion was seconded by Councilmember Velazquez and carried by the following vote:

**Action:**

Ayes: Strobridge Stewart, Velazquez, Lara, and Ledesma

Noes: None

Abstain: Chavez

Absent: None

**Motion:** Councilmember Strobridge Stewart made a motion to approve Resolution No. 5590, 5591 and 5592 with a modification to 5590 to reduce the assessment to 5% as opposed to the original amount identified in the staff report. Motion was seconded by Mayor Ledesma and carried by the following vote:

**Action:**

Ayes: Strobridge Stewart, Ledesma, Velazquez, and Chavez

Noes: None

Abstain: Lara

Absent: None

**MEETING RECESS FOR CLOSED SESSION**

- 8:27 p.m.

**MEETING RECONVENED**

- 9:34 p.m.

**CLOSED SESSION ITEMS**

2. The City Council will recess to Closed Session to consider personnel matters pursuant to Government Code Section 54957(B)(1)- City Manager Evaluation

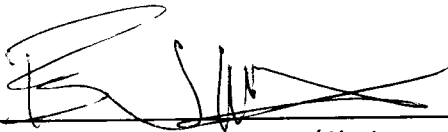
**CLOSED SESSION REPORTS**

2. The council discussed performance related issues and provided direction to the City Attorney. No other reportable action taken.

**ADJOURNMENT**

Mayor Ledesma adjourned the Regular meeting at 9:38 p.m.

Minutes Approved: June 17, 2020



FRED J. LEDESMA, Mayor/Chairman



BRENT SLAMA, Acting City Clerk/Agency Secretary